

# \$1,190,000 - 230 Bow Ridge Court, Cochrane

MLS® #A2234195

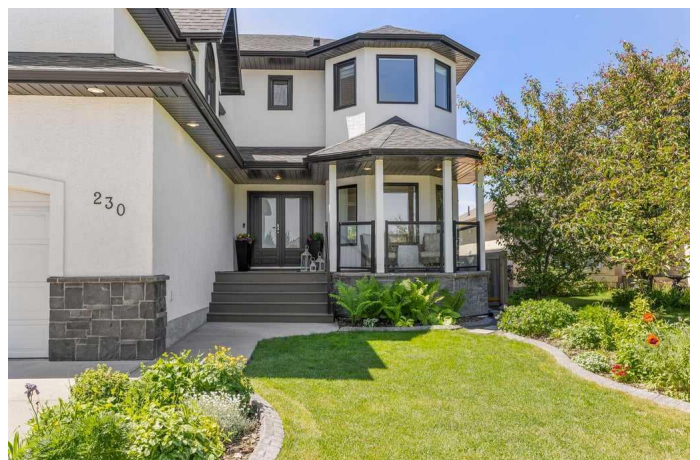
**\$1,190,000**

5 Bedroom, 4.00 Bathroom, 2,752 sqft

Residential on 0.15 Acres

Bow Ridge, Cochrane, Alberta

This fully renovated walkout home in a quiet Cochrane cul-de-sac backs directly onto green space with gated access to the community sports field. Surrounded by lush landscaping, gardens, and curb-edged pathways, the 5-bedroom, 3.5-bathroom home offers nearly 4,000 sq ft of thoughtfully upgraded living space—including a fully finished basement designed for versatile indoor-outdoor living. The main floor blends warmth and function, centred around a striking double-sided stone fireplace linking the living and dining areas. The chef-inspired kitchen (2018) features granite counters, a 48” built-in KitchenAid fridge/freezer with ice and water, dual 30” Dacor wall ovens, a 36” Dacor gas cooktop, Bosch ultra-quiet dishwasher, Vent-A-Hood range, and a Panasonic Prestige microwave. Timeless cabinetry, under-cabinet lighting, and stylish finishes complete the space. Off the entry are two bright offices—perfect for remote work or creative pursuits. One was professionally customized in 2021 with built-in cabinetry and a quartz desk. Rich hardwood floors, large windows, and triple-pane exterior doors (2023) add to the home’s inviting feel. A front porch and powder room near the garage entry offer additional convenience. Upstairs, a vaulted bonus room creates a flexible family zone. The spacious primary suite includes a custom walk-in closet (2018) and a fully renovated ensuite with quartz double vanity, tiled shower, soaker tub, and heated floors. Two additional bedrooms share



another beautifully updated full bath.  
The walkout basement adds in-floor heating, two more bedrooms, a full bathroom, and a kitchenette with under-counter fridge and built-in microwave. Step into the glass-enclosed sunroom (2019) through a 13' sliding door—perfect for morning coffee or quiet evenings overlooking the yard.  
Additional Features & Upgrades:  
Roof replaced (2021)  
Large triple pane windows and new exterior doors (2023), custom blinds & drapes throughout.  
Two high-efficiency Lennox furnaces with built-in dehumidifiers (2018)  
Two Comfort Aire 2.5-ton A/C units (2023)  
NTI condensing boiler & timed hot water recirculation (2018)  
Oversized insulated garage with 50,000 BTU Big Maxx heater.  
Widened driveway & rear gate walkway (2020)  
Curb-Ease concrete edging (2023) around yard.  
Keter Artisan 7x7 resin shed (2022)  
Whole-home speaker system with outdoor zones,  
Kenmore Elite washer/dryer with steam.  
Located steps from parks, pathways, and everyday amenities, this home combines high-end finishes with peace-of-mind upgrades—offering truly move-in-ready living in one of Cochrane’s most established communities.

Built in 1999

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2234195    |
| Price      | \$1,190,000 |
| Bedrooms   | 5           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,752       |
| Acres          | 0.15        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 230 Bow Ridge Court |
| Subdivision | Bow Ridge           |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 1T5             |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Bar, Granite Counters, Vaulted Ceiling(s), Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Double Oven, Garburator                                             |
| Heating           | Boiler, Hot Water                                                                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                                                         |
| Fireplaces        | Gas, Living Room, Dining Room, Double Sided                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                       |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                  |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Fire Pit, Garden |
|-------------------|---------------------------|

|                 |                                                                                                                     |
|-----------------|---------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Landscaped, No Neighbours Behind, Cul-De-Sac |
| Roof            | Asphalt Shingle                                                                                                     |
| Construction    | Stone, Stucco, Wood Frame                                                                                           |
| Foundation      | Poured Concrete                                                                                                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 49              |
| Zoning         | R-LD            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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